091.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,084,900 / 1,084,900
					USE VALUE:	1,084,900 / 1,084,900
					ASSESSED:	1,084,900 / 1,084,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RHEE JAMES &
Owner 2:	CHENG JENNY
Owner 3:	
Street 1:	91 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ:
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENDIRCIOGLU RECEP C -
Owner 2:	KENDIRCIOGLU ASLIHAN -
Street 1:	91 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 3101 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6103.000	662,700		422,200	1,084,900
Total Card	0.140	662,700		422,200	1,084,900
Total Parcel	0.140	662,700		422,200	1,084,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.88 /Parcel: 349.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 273963

GIS Ref

GIS Ref

Insp Date 03/14/16

!15310!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	662,700	0	6,103.	422,200	1,084,900		Year end	12/23/2021
2021	101	FV	643,200	0	6,103.	422,200	1,065,400		Year End Roll	12/10/2020
2020	101	FV	643,300	0	6,103.	422,200	1,065,500	1,065,500	Year End Roll	12/18/2019
2019	101	FV	498,200	0	6,103.	428,200	926,400	926,400	Year End Roll	1/3/2019
2018	101	FV	498,200	0	6,103.	319,600	817,800	817,800	Year End Roll	12/20/2017
2017	101	FV	498,200	0	6,103.	289,500	787,700	787,700	Year End Roll	1/3/2017
2016	101	FV	581,100	0	6,103.	277,400	858,500	858,500	Year End	1/4/2016
2015	101	FV	567,800	0	6,103.	235,200	803,000	803,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:32:39

LAST REV

Date	Time
05/11/17	10:22:59
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15310

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENDIRCIOGLU RE	66669-45		1/13/2016		844,000	No	No		
SEAVER PROPERTI	50375-130		11/21/2007		754,000	No	No		
C & F REALTY CO	45224-19		5/23/2005	Portion-Asst	1,950,000	No	No		SUBDIVISION

USER DEFINED

Prior Id # 1:	58494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2010	2382	Redo Bas	32,000					
1/20/2005	40	New Buil	204,000			G9	GR FY09	NEW 2.5 STRY, SF

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2017	SQ Returned	EMK	Ellen K
3/14/2016	Inspected	PT	Paul T
5/4/2011	Info Fm Prmt	BR	B Rossignol
12/13/2008	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
5/17/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6103		Sq. Ft.	Site		0	70.	0.99	5									422,165						422,200	

Total AC/HA:	0.14011	Total SF/SM:	6103	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,165	Spl Credit		Total:	422,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05951631
Const Adj.:	0.98980004
Adj $ / SQ:	136.332
Other Features:	127487
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671471
Depreciation:	8729
Depreciated Total:	662742

COMMENTS

SEE SUBDIVISION PLAN, KNOWLES FARM CIRCLE DATED 01/17/2005,RECORDED 1/18/2005, 2005-62. OF=WHIRLPOOL&DBLE SINK. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

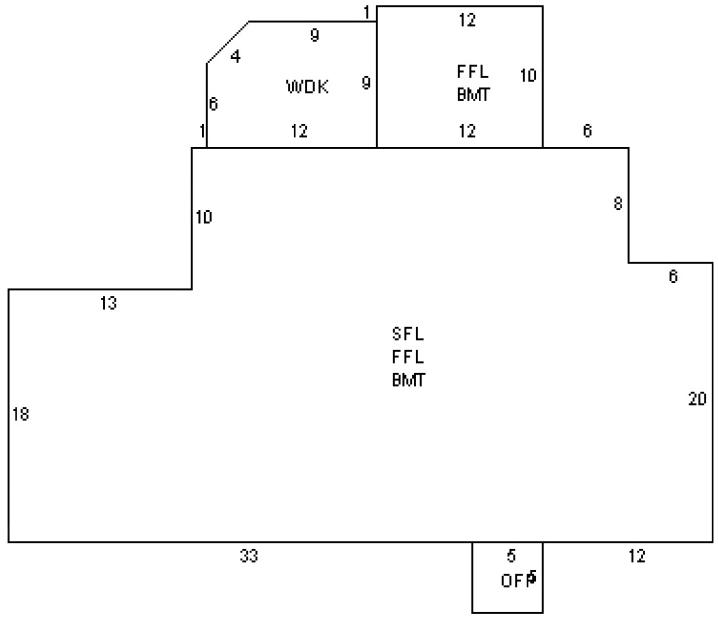
No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.96
Special Features:	0	Val/Su Net:	164.24
Final Total:	662700	Val/Su SzAd	258.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,342	56.030	75,196
FFL	First Floor	1,342	136.330	182,958
SFL	Second Floor	1,222	136.330	166,598
WDK	Deck	104	15.460	1,607
OFP	Open Porch	25	43.550	1,089
	Net Sketched Area:	4,035	Total:	427,448
Size Ad	2564	Gross Area	4035	FinArea 3101

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: